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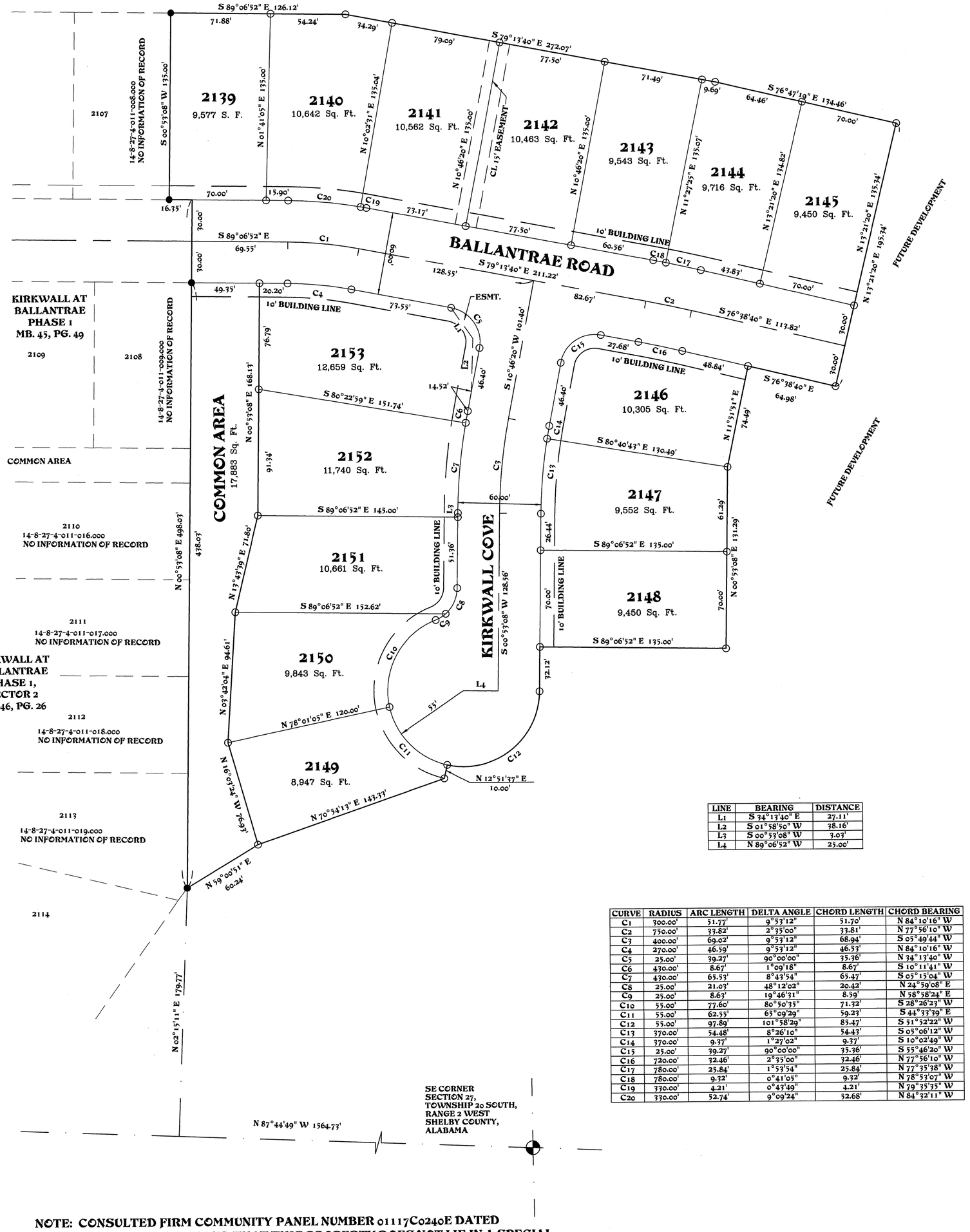
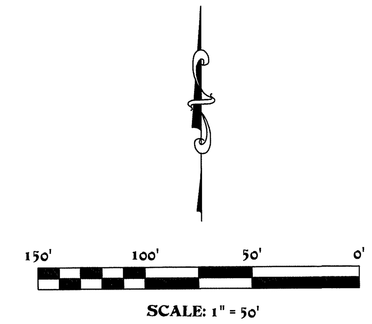
20170414000127650 171 $27.00
Shelby Cnty Judge of Probate, AL
04/14/2017 12:25:22 PM FILED/CERT

KIRKWALL
AT BALLANTRAE
PHASE 3
5.1 AC±

A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN THE SE 1/4 OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 2 WEST, CITY OF PELHAM, SHELBY COUNTY, ALABAMA.





LINE	BEARING	DISTANCE
L1	S 24°11'40" E	37.11'
L2	S 01°58'50" W	18.16'
L3	S 00°57'08" W	2.03'
L4	N 89°06'52" W	35.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	300.00'	51.77'	9°53'12"	51.70'	N 84°10'16" W
C2	750.00'	33.82'	2°35'00"	33.81'	N 77°56'10" W
C3	400.00'	69.03'	9°53'12"	68.94'	S 03°49'44" W
C4	270.00'	46.59'	9°53'12"	46.53'	N 84°10'16" W
C5	25.00'	39.27'	90°00'00"	35.36'	N 34°13'40" W
C6	430.00'	8.67'	1°09'18"	8.67'	S 10°14'41" W
C7	430.00'	65.53'	8°43'34"	65.47'	S 05°13'04" W
C8	25.00'	21.03'	48°12'02"	20.42'	N 24°59'08" E
C9	25.00'	8.63'	19°46'11"	8.59'	N 58°38'24" E
C10	55.00'	77.60'	80°50'33"	71.32'	S 38°36'21" W
C11	55.00'	62.53'	65°09'29"	59.23'	S 44°33'39" E
C12	55.00'	97.89'	101°58'39"	85.47'	S 51°52'22" W
C13	370.00'	34.48'	5°36'10"	34.47'	S 03°06'13" W
C14	370.00'	9.37'	1°27'02"	9.37'	S 10°02'49" W
C15	25.00'	39.27'	90°00'00"	35.36'	S 55°46'20" W
C16	720.00'	32.46'	2°35'00"	32.46'	N 77°56'10" W
C17	780.00'	25.84'	1°53'34"	25.84'	N 77°33'38" W
C18	780.00'	9.32'	0°41'05"	9.32'	N 78°53'03" W
C19	370.00'	4.21'	0°43'49"	4.21'	N 79°35'35" W
C20	370.00'	52.74'	9°09'24"	52.68'	N 84°32'11" W

NOTE:
There shall a 5' wide easement lying 2.5' each side of each Lot line.

All easements are for utility or drainage purposes and shall provide for needs both within and without this subdivision.

Each Lot Owner agrees to maintain that portion of the Drainage Easement and/or Improvements located on such Lot Owner's respective property.

Each Lot Owner grants to each other Lot Owner an easement for drainage through the Drainage Easement and/or Improvements.

Each Lot Owner further grants to each other Lot Owner an easement over and across the Easement Area to maintain and repair any portion of the Drainage Easement and/or Improvements, following notice to the Lot Owner on whose property the repairs are required.

No Lot shall shed channeled surface runoff water onto any other Lot unless such runoff is contained within an easement provided and dedicated for such purpose.

Surveyor, Engineer, Developer and City of Pelham are not responsible for providing building sites free of drainage problems.

The City of Pelham, Alabama is not now nor in the future responsible for any maintenance outside the public street Right-Of-Way.

The maintenance of drainage ditches and structures outside of the public street right of way is solely the responsibility of the individual lot owner and/or the Ballantrae Residential Association.

Basis of bearing is grid North.

OWNER:
MOBLEY DEVELOPMENT, INC.
2101 4TH AVE SOUTH
SUITE 200
BIRMINGHAM, AL 35233
(205)-327-5700

PREPARED BY:
SOUTH CENTRAL SURVEYING, LLC
156 SUNSET TRAIL
ALABASTER, AL 35007
TP 205-229-1993 : FAX 664-0401

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, William D. Callahan, Jr., Professional Land Surveyor, State of Alabama, and Mobley Development, INC. as owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map was made in the instance of said owner; that this plat or map is a true and correct map of lands shown therein known as KIRKWALL AT BALLANTRAE - PHASE 3, showing the sub-divisions into which it is proposed to divide said lands, giving the lengths and angles of each lot and its number, showing the streets, alleys and public grounds, giving the length and width and name of each street as well as the number of each lot and showing the relation of the lands to the government survey, and that iron pins have been installed at all lot corners and curve points as shown and are designated by small open circles on said plat or map. Said owners also certify that they are the owners of said lands and that the same are not subject to any mortgage. I further certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

By: William D Callahan, Jr. Date 4/12/2017
William D. Callahan, Jr., P.L.S.
AL Reg No 28251

ALABAMA LICENSED NO. 28251 PROFESSIONAL LAND SURVEYOR WILLIAM D. CALLAHAN, JR.

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that William D. Callahan, Jr., whose name is signed to the foregoing certificate as surveyor, and who is known to me, acknowledged before me, on this date, that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the 12th day of April, 2017.

Stephanie Nicholle Callahan
Notary Public
MY COMMISSION EXPIRES 8-3-19

STEPHANIE CALLAHAN NOTARY PUBLIC ALABAMA STATE AT LARGE

By: J. Steven Mobley DATE 4-12-17
Mobley Development, INC
J. Steven Mobley, President

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that J. Steven Mobley, whose name is signed to the foregoing certificate as president, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the 12th day of April, 2017.

Linda W. Roberts
Notary Public
MY COMMISSION EXPIRES 3-29-21

LINDA W. ROBERTS My Commission Expires March 29, 2021

BE IT RESOLVED, by the City of Pelham that the assent of the body be, and the same hereby is, given to the dedication of the streets as shown on plat or map of KIRKWALL AT BALLANTRAE - PHASE 3, which said plat or map is certified to have been made by William D. Callahan, Jr., as surveyor, at the instance of Mobley Development, Inc., as owner and has been exhibited to this Board; said plat or map being further identified by a recital of the approval of this Board, signed by Ann Peele, City Clerk.

Date 4/13/17
Mayor, City of Pelham

Eddy Powers Date 4/13/17
Director, Public Works

Kimberly D Speed Date 4-13-17
Pelham Planning Commission

Ann Peele Date 4-13-2017
City Clerk
City of Pelham

NOTE: CONSULTED FIRM COMMUNITY PANEL NUMBER 01117C0240E DATED FEBRUARY 20, 2013 AND FOUND THAT THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA. (ZONE X)

NOTE:

THE CITY OF PELHAM DOES NOT MAINTAIN ANY IMPROVEMENTS THAT LIE OUTSIDE OF THE STREET RIGHT OF WAY. THIS RESPONSIBILITY BELONGS TO THE LOT OWNER AND/OR THE BALLANTRAE RESIDENTIAL ASSOCIATION.

THIS SUBDIVISION IS SERVED BY A PRIVATE SANITARY SEWER. NO SANITARY SEWER WORK WAS PERFORMED BY SOUTH CENTRAL SURVEYING, LLC., THE CITY OF PELHAM IS NOT NOW NOR AT ANY TIME IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE AND/OR UPKEEP OF THE SANITARY SEWER.

SETBACKS
FRONT - 10 FEET
REAR - 15 FEET
SIDE - 3 FEET FROM LINE
10 FEET BETWEEN HOUSES

LEGEND:
● = IRON PIN FOUND
○ = IRON PIN SET
/ = P.I. CL DATA
ESMT. = EASEMENT

No.	Date	By:	REVISIONS Remarks

South Central Surveying, LLC
RESIDENTIAL & COMMERCIAL LAND SURVEYING
156 SUNSET TRAIL
ALABASTER, ALABAMA 35007
PHONE 205-229-1993 FAX 664-0401

FINAL PLAT
KIRKWALL AT BALLANTRAE, PHASE 3

PROJECT:

CLIENT: MOBLEY DEVELOPMENT, INC
2101 4TH AVE SOUTH
SUITE 200
BIRMINGHAM, AL 35233

DWG. No.: 1 of 1

PROJECT NO: 07-07009